





## FIELD NOTES

BEING 0.491 OF AN ACRE OF LAND, MORE OR LESS, OUT OF AND A PORTION OF LOT 31 OF "THEODORE LOW HEIGHTS SUBDIVISION" AS RECORDED IN VOLUME 445, PAGE 581, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 0.49 OF AN ACRE TRACT OF LAND CONVEYED BY DEED TO LISA P. H. LIN AND SPOUSE PAUL C. LIN AS RECORDED IN VOLUME 13196, PAGE 1696 OF THE REQL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND ALSO KNOWN AS 4004 VALLEY VIEW ROAD IN THE CITY OF AUSTIN, TEXAS, SAID 0.491 OF AN ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a found "X" in concrete on the existing westerly right-of-way line of Valley View Road (50' ROW) for the southwest corner of said 0.49 of an acre tract of land and this tract of land, said point also being on the south line of said Lot 31, same being the north line of Lot 33 of said subdivision;

**THENCE** N 60° 00' 00" W, along the common dividing line between said Lots 31 and 33, same being the south line of said 0.49 of an acre tract of land and this tract of land, a distance of 317.99 feet to a found ½" iron rod for the southwest corner of said 0.49 of an acre tract of land and this tract of land;

**THENCE** N 29° 49' 27" E, through said Lot 31, along the west line of said 0.49 of an acre tract of land and this tract of land, a distance of 67.16 feet to a ½" iron rod found for the northwest corner of said 0.49 of an acre tract of land and this tract of land;

**THENCE** S 59° 58' 06", through said Lot 31, along the north line of said 0.49 of an acre tract of land and this tract of land, a distance of 319.24 feet to a ½" iron rod set with a plastic cap stamped "ALL POINTS" at the point of intersection with the existing westerly right-of-way line of Valley View Road for the northeast corner of said 0.49 of an acre tract of land and this tract of land;

**THENCE** S 30° 53' 36" W, along said right-of-way line, same being the east line of said 0.49 of an acre tract of land and this tract of land, a distance of 66.99 feet to **THE POINT OF BEGINNING** and containing 0.491 of an acre of land, more or less.

This metes and bounds description is to accompany a survey map of same date.

Exhibit A

*Roger L. Way*  
 ROGER L. WAY  
 R.P.L.S. No. 3910  
 JOB No. 10B18817



*10/23/17*  
 Date





AUSTIN WOODS AT MANHATTAN 2009 LTD  
DOC 2009142179

CK & TL LP  
DOC 2001225602  
N 29°41'39"E 67.04'  
N 29°49'27"E 67.16'

SCALE: 1"=30'

CITY OF AUSTIN  
V. 120 B3, P. 1500

**SURVEYOR'S NOTES**

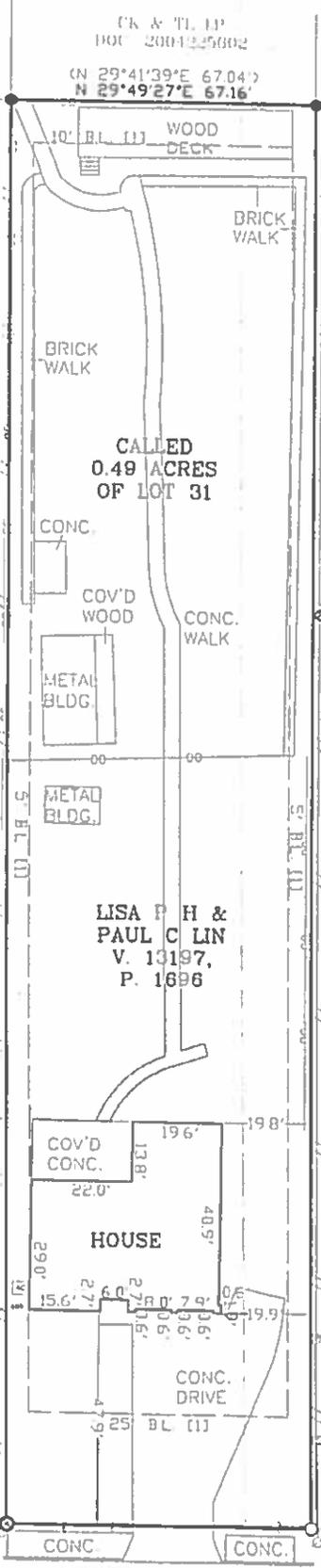
- (1) DENOTES RECORD INFORMATION
  - (1) BEARING LINE PER CITY OF AUSTIN CURRENT ZONING ORDINANCE
- THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAN OF RECORD.
- ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

VALLEY VIEW ENCLAVE CONDOMINIUMS  
LOT 31

0.49 OF AN ACRE, MORE OR LESS, A PART OF LOT 31, PREDOOR LOW HEIGHTS SUBDIVISION, A SUBDIVISION OF RECORD IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN VOLUME 445, PAGE 581, DEED RECORDS, TRAVIS COUNTY, TEXAS.

LOT No. 0.49 ACRES OF LOT 31  
CITY: TRAVIS COUNTY, TEXAS

SECTION / ADDITION: THROUGH LOW HEIGHTS  
Reference: 445 Page: 581  
City: TRAVIS COUNTY, TEXAS



(S 59°59'23"E 319.24')  
(S 59°58'06"E 319.24')



*Roger L. Way*

**LEGEND**

- WOOD FENCE
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- UTILITY LINE
- UTILITY POLE
- X FOUND
- IRON ROD END
- CALCULATED POINT
- BUILDING LINE

404 VALLEY VIEW ROAD  
(50' R.O.W.)

**ALL POINTS SURVEYING**

1714 FORTVIEW ROAD - SUITE 200  
AUSTIN TX, 78704

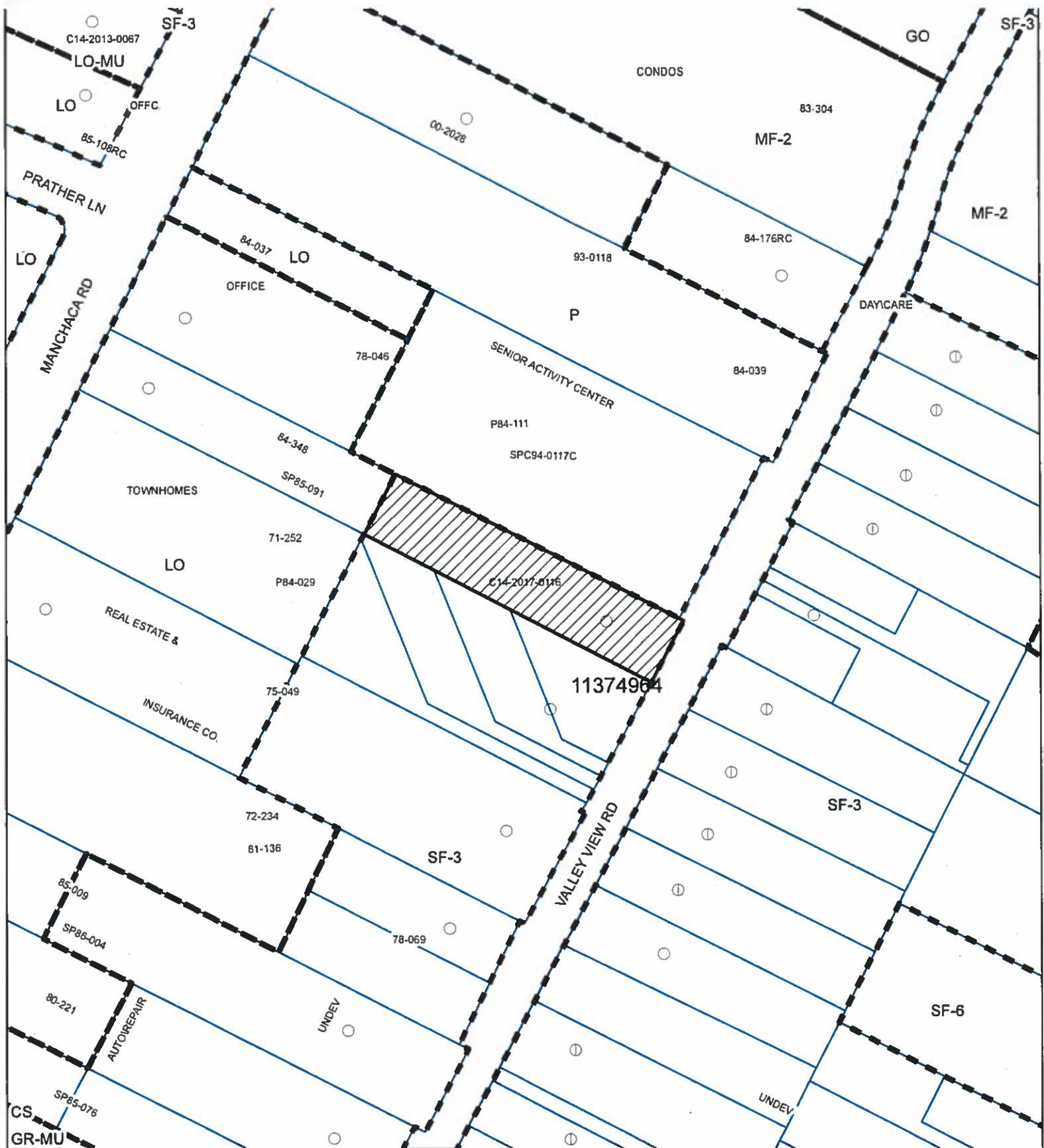
TEL: (512) 440-0071 - FAX: (512) 440-0199

PLM REGISTRATION # 10116600

**IMPORTANT NOTICE**

THIS SURVEY WAS PREPARED BY ME FOR THE BENEFIT OF A TITLE REPORT AND EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAN, BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT THIS LOT.

|            |          |          |
|------------|----------|----------|
| FIELD WORK | J5       | 10-20-17 |
| DRAWING    | DJ       | 10-23-17 |
| Job No.    | 10816817 |          |



**ZONING**

**Exhibit B**

Zoning Case: C14-2017-0116

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 125'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

